

### **ENCHANTED PATH**

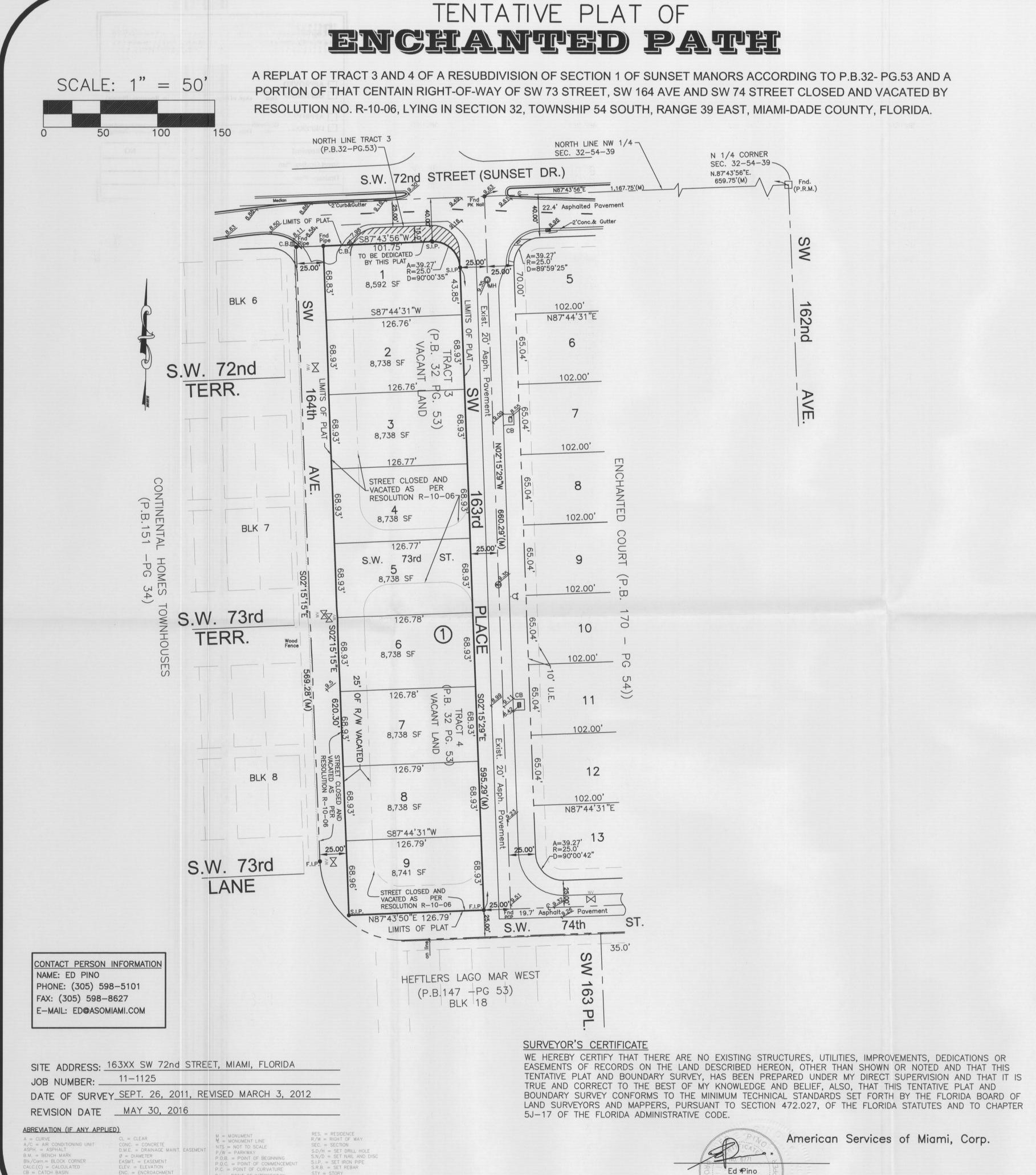
TENTATIVE PLAT NO. 23750-2-COR.  Sec. 32 Twp. 54 Rge. 39				
Municipality: MIAMI-DADE				
Zoned: RU-1M(a)  RECOMMENDS APPROVAL 6-24-16				
Date. Regulatory and Beonomic Resources Dept. (Platting)				
RECOMMENDS APPROVAL 6-2A-V Date. Regulatory and Economic Resources Dept. (Zoning)				

- Recommends approval subject to the requirements checked below:
- The Tentative Plat recommended approval is <u>valid for 9 months</u> from the date indicated above, but will not exceed concurrency expiration date. Tentative recommended approval does not necessarily guarantee final plat approval.
- Note: The Plat Committee must officially review the Extension of Time request prior to the expiration of the Tentative Plat. Application request must be submitted at least ten (10) days prior to said Plat Committee meeting.
- No road, sidewalks or drainage facilities within unincorporated Miami Dade County or on County maintained rights-of-ways are to be constructed or installed without prior knowledge, approval and complete progressive inspection by the Department of Transportation and Public Works. Construction or installation of these facilities does not guarantee acceptance by the County unless final plat is approved and recorded.
- Final approval and recording subject to the Department of Regulatory and Economic Resources (Environmental Resources Management) and the Florida Department of Health approval on sewage disposal facilities and water supply.
- Site to be filled to County Flood Criteria Elevation of N.G.V.D. or to an elevation not less than the approved crown of the road fronting the property. Cutting of existing grade is not permitted below the established base flood elevation of the F.IR.M. for Miami Dade County Florida Community # 125098.
- Property owner/ Developer must provide the needed improvements within the right-of-way.
- For the removal of any tree a permit is required.
- ▼ The Highway Division of the Miami Dade County Department of Transportation and Public Works shall approve Paving and Drainage plans for Section and Half Section Line roads.
- Paving and Drainage Plan required. Contact Mohammed Mansuri at (305)375-2707.
- Bond Estimate for required improvements. Items and amounts to be determined by the approved tentative plat and the approved paving and drainage plan.

- Performance Bond and Agreement for required improvements is required. (Cash or Letter of Credit).
- All non-conforming structures must be removed prior to final plat review. An up-dated survey from a registered Land Surveyor showing that said improvement(s) has been removed is required.

  Department of Regulatory and Economic Resources (Zoning) approval required.
- See the attached Department of Regulatory and Economic Resources (Environmental Resources Management) memorandum for environmental concerns and requirements.
- School Board approval required prior to final plat review.
- MDWASD approval required prior to final plat review.
- ✓ A Special Taxing District for street lights and/or a multipurpose for landscape maintenance is required. Special Taxing approval required prior to final plat review.
- Street Lights are required along Section Line roads. Contact Julio Navarro at (305) 592-8925 for details.
- See attached Miami Dade Water and Sewer Department (MDWASAD) memorandum for water and sewer concerns and requirements. Contact Maria Capote at (786) 268-5329 for details.
- Final Mylar(s) plus five (5) prints.
- Opinion of Title (Valid for 30 days, unincorporated; 45 days municipality). An update is usually required before the County Commissioners meeting and/or recordation.
- Paid Tax receipts (and escrow, if applicable).
- Processing fee for Final Plat.
- Recording fee for Final Plat.
- Processing fee for Permanent Reference Monument Verification.
- Water Control Division approval after final plat submittal. (DRER)
- Approval regarding method of water supply.
- Approval regarding method of sewage disposal.
- Letter from F.P.&L. Company (TP-7 letter) regarding underground electric service (ORD, 68-69).
- ☑ State Plane Coordinate Data Sheet.
- AFTER SUBMITTAL OF FINAL PLAT, CHECK THE PUNCH LIST AT THE FOLLOWING WEBSITE FOR ADDITIONAL SCHEDULING AND/OR RECORDATION REQUIREMENTS. (http://www.miamidade.gov/platstatus)

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IMPORTANT NOTICE TO APPLICANT:  Make check for the total Processing Fee Payable to: Board of	County Commissioners.	FOR OFFICIAL USE ON	LY:	
Number of		Agenda Date: 2-5	5-16	
<u>FEES:</u> P.W.W.M	\$1,872.00	Tentative No.: T- 23	7	
Plus \$10.90 per site in excess of 6 sitesP.E.R.A.	\$54.50	Received Date: 1-2		
	\$210.00 \$2,136.50	Received Date.		
Concurrency Review Fee (*6.00% of Sub-Total	) \$128.19 *Not	applicable within Municipalities		
MOUNT FOR TENTATIVE OUTSIDE MUNICIPALITIE	S=> \$2,264.69 <<==	=AMOUNT FOR TENTATIVE WITHIN UNICO	PRPORATED MIAMI-DADE COUNTY	
APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT				
Municipality: UNICORPORATED MIAMI-DADE COUNTY	Sec.: 32 Twp.: 54 5	S. Rge.: _39 E. / Sec.: T	wp.:S. Rge.: E.	
Name of Proposed Subdivision: ENCHANTE				
2. Owner's Name: LEGACY HOMEBUILDERS KI		Phone: 305-484-6	180	
Address: 9840 SW 77 AVENUE, SUITE 203				
Owner's Email Address: padrian@bellsouth.				
3. Surveyor's Name: AMERICAN SERVICES OF		Phone: 305-598-	5101	
Address: 9370 SW 72nd STREET, SUITE 102			Code: 33173	
Surveyor's Email Address: ED@ASOMIAMI.C				
4. Folio No(s).: 30-4932-002-0030 / 30		1	3	
5. Legal Description of Parent Tract: TRACTS 3			NORS(PB 32 AT PG. 53)	
		PORTION OF SW 73 ST, SW 7		
6. Street boundaries: SW 163rd PLACE AND SW 72	nd STREET			
7. Present Zoning: RU-1Ma	Coning Hearing No.:			
8. Proposed use of Property: Single Family Res.( 11 Units), Duplex( Business( Sq. Ft. ), Office( Sq. Sq.	Units), Apartments(Sq	Units), Industrial/Warehouse( . Ft. & No. Seats), Other (	Square .Ft.),	
NOTE: List all plat restrictions zoning conditions or a	ny other declaration, restric	ction, condition etc. that might a	ffect this Tentative Plat.	
I HEREBY CERTIFY that I am the owner of the parcel(s) described in belief. Attached is a copy of the recorded deed showing my acquisitivite to determine accurate ownership information.	Item 5 and that the information cor	ntained in this application is true and corre	ect to the best of my knowledge and	
Furthermore, I am aware that the use of a public water supply and/or for the extension of these utilities must be approved by the appropr	public sewer system may be require ate utility entity and by P.E.R.A. pri	ed for this development. If so required, I note to the approval of the final plat.	ecognize that engineering drawings	
Pursuant to Florida Statutes 837.06, whoever knowingly makes shall be guilty of a misdemeanor of the second degree, punish	a false statement in writing with the	ne intent to mislead a public servant in or FS. 775.083.	the performance of his or her duty	
STATE OF FLORIDA)		M		
COUNTY OF MIAMI-DADE)	Signature of C	Owner:	- Marida +	
	(Print name & Title	here): WID 16d vigve	2, I verially	
BEFORE ME, personally appeared acknowledged to and before me that (he/she) e	KOOU GUUVI executed the same for the on and who did (not) take		A.D. and (he/she) ly knownor produce	
WI NESS my hand and seal in the County and	State last aforesaid this	15 day of January	.2016AD	
JENIFER ROJAS  Notary Public - State of Florida			R	
My Comm. Expires Feb 24, 2018	Signature of No	10001	of Dains	
Commission # FF 095323	(Print, Type	name here:	TENSON DE	
(NOTARY SEAL)		(Commission Expires)	(Commission Number)	
Note: The reverse side of this sheet may be used for	a statement of additional ite		REV. 2- 11/01/065	



P.I. = POINT OF INTERSECTION
P = PROPERTY LINE
P.P. = POWER POLE
P.R M.= PERMANENT REFERENCE
MONUMENT

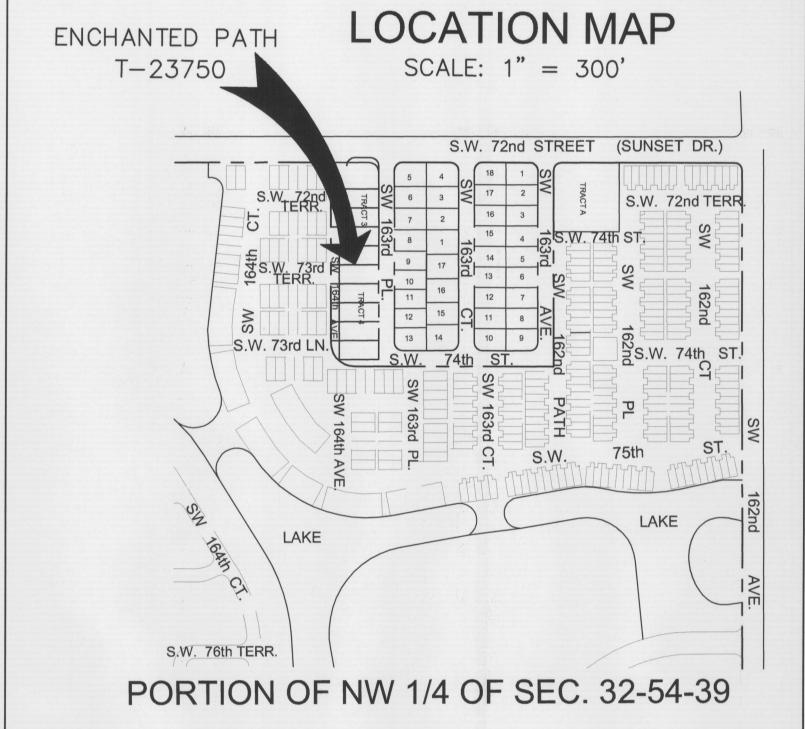
P.T. = POINT OF TANGENCY

SWK. = SIDEWALK
T.O.P. = TOP OF BANK
U.E. = UTIL. EASEMENT
W.P. = WOODEN POLE

E = SECTION LINE

Ed Pino PROFESSIONAL LAND SURVEYOR AND MAPPER No 6771 STATE OF FLORIDA

DATE: MAY 30, 2016



## LEGAL DESCRIPTION:

TRACT 3, OF "A RESUBDIVISION OF SECTION 1 OF SUNSET MANORS", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 32 AT PAGE 53 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, TOGETHER WITH SUCH PORTION OF SW 164 AVENUE AND SW 73 STREET ADJACENT THERETO, AS VACATED UNDER RESOLUTION No. R-10-06. COPY OF WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 28486, AT PAGE 1661, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

AND

## PARCEL II:

TRACT 4, OF "A RESUBDIVISION OF SECTION 1 OF SUNSET MANORS", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 32 AT PAGE 53 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, TOGETHER WITH SUCH PORTION OF SW 164 AVENUE, SW 73 STREET AND SW 74 STREET ADJACENT THERETO, AS VACATED UNDER RESOLUTION No. R-10-06, COPY OF WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 28486, AT PAGE 1661, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

CERTIFIED TO: LEGACY HOMEBUILDERS KENDALL, LLC PARLADE LAW FIRM, P.A. OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY JOSE A. CONCEPCION DECLARATION OF TRUST DATED 12-28-1995, AS AMENDED, ISAOA, ATIMA

# SURVEYOR'S NOTES:

The Property decsribed on this Survey Does lie within a Special Flood Hazard Area as defined by the Federal Emergency Management Agency; the Property lies within Zone "AH" of the Flood Insurance Rate Map identified as Comunity Panel No.120635-429, bearing an effective date of September 11, 2009. Base elevation of 9.00.

Land Area of Subject Property: 1.80 Acres(+/-)

The Property is Zoned Dade County RU-1M(a)

The precision of traverse for this Boundary Land Title Survey is one part in 44,000. The minimum required precision is one part in 10,000.

Shown elevations are based on N.G.V.D. (National Geodetic Vertical Datum of 1929).

Thre are no visible Easements or rights of way of which the undersigned has been advised.

There are no observable, above ground encroachments (a) by the improvements on the subject property upon adjoining properties, streets oe alleys, or (b) by the immprovements on adjoining properties, streets or alleys upon the subject property.

Bearing shown hereof are refered to an assume meridiam of N.02°15'29"W. for the centerline os S.W. 163rd AVE.

Dade County Flood Criteria = 9.0

Number of Lots: 9

Bench Mark used: BM P-624, Elevation 9.24 at S.W. 157th AVE. & 72nd ST.

Development Information: 9 Single Family C.B.S. Residences.

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SERVICES g Engineers Pl

AMERICAN Consultin

ORDER No. 14-215 SHEET No.